



Board of Regents University System of Georgia

Housing P³ Update
May 20, 2014

P³ Housing Initiative

Guiding Principle

Ensure on-campus housing is affordable, safe, and meets high quality standards

Objectives

- Provide additional housing for USG students while reducing BOR capital lease obligations;
- Reduce the amount of BOR capital lease obligations associated with the portfolio of existing housing assets;
- Leverage private sector efficiencies in the design, construction, operations and maintenance of student housing; and
- Develop a long-term relationship with a private housing provider (Concessionaire) to attract students to live on-campus and enhance their college experience.

Transaction Highlights: Phase I



- One investor/developer to acquire the existing assets along with long term rights to develop new housing.
- Outstanding tax-exempt bonds paid off.
- Concessionaire to have leasehold interest in existing and new housing; BOR would retain title.
- No rental agreements, occupancy guarantees or fill-up agreements.

Phase I Campus Housing

| <u>Institutions</u> | Existing Beds for sale | Potential New Beds | Possible Beds in Transaction |
|--------------------------------------|------------------------------|-----------------------|------------------------------------|
| Abraham Baldwin Agricultural College | 1,324 | 0 | 1,324 |
| Armstrong Atlantic State University | 1,239 | 0 | 1,239 |
| College of Coastal Georgia | 352 | 200 | 552 |
| Columbus State University | 444 | 500 | 944 |
| Dalton State College | 0* | 350 | 350 |
| East Georgia State College | 200 | 200 | 400 |
| Georgia Regents University | 0* | 650 | 650 |
| Georgia State University | 2,322 | 700 | 3,022 |
| <u>University of North Georgia</u> | <u>314</u> | <u>400</u> | <u>714</u> |
| Total | 6,195 | 3,000 | 9,195 |

Procurement Schedule

- April 14, 2014: RFQ Released
- June 10, 2014: Responses Due
- July 1, 2014: Pre-qualified Concessionaires Selected
- July 15, 2014: RFP Released
- November, 2014: Concessionaire Selected
- July 2016: New Housing on-line